

EPHRATA TOWNSHIP SUPERVISORS' MEETING

November 20, 2018

The Ephrata Township Supervisors met this date at 7:00 a.m. at the Ephrata Township Office Building, 265 Akron Rd., Ephrata, Pennsylvania.

Present were Supervisors: Clark Stauffer
Tony Haws
Ty Zerbe
Manager: Steve Sawyer
Admin Assist: Jennifer Carvell
Engineer: Jim Caldwell

The meeting was called to order by Chairman Clark Stauffer followed by the Pledge of Allegiance to the Flag.

PUBLIC COMMENTS NON-AGENDA ITEMS

A motion was made by Ty Zerbe to close the Public Comment Period. The motion was seconded by Tony Haws and carried unanimously.

APPROVAL OF MINUTES

A motion was made by Tony Haws to dispense with the reading of the November 6, 2018 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

JIM SUMMERS – EPHRATA RECREATION CENTER

Manager Sawyer presented to the Board of Supervisors a letter from Jim Summers on behalf of the Ephrata Recreation Center dated October 15, 2018 to review prior to the meeting. Jim Summers was present to summarize the letter and answer any questions. Jim shared the different programs and services that the Ephrata Recreation Center offers to local residents, local service and civic clubs, and "not for profit" groups at no charge or a discounted fee. Jim explained that the Rec Center building is 40 years old and they have spent \$750,000.00 in infrastructure projects over the past five (5) years. In 2018 the Rec Center completed improvements that were needed such as a new water treatment system and new HVAC for the locker room area. In addition, the pool filter and sunroom HVAC unexpectedly needed to be replaced. Through donations and fundraising the Rec Center was able to raise enough money for all the repairs except for \$7,500.00. Jim Summers stated that they are asking Ephrata Township for \$2,500.00 in addition to the money budgeted for the Summer Program in 2019. The Board of Supervisors thanked Jim Summers for his presentation and stated that they would consider this request during the preliminary budget discussion.

JIM KIEFER – EPHRATA PIONEER FIRE COMPANY

Jim Kiefer was present to discuss the Pioneer Fire Company's request for additional 2019 funding for their "apparatus fund". Jim Kiefer explained that they are in need of a new ladder truck because the maintenance costs are becoming too costly. Their building is also 40 years old and is in need of repairs. Jim Kiefer explained that only 15% of Ephrata Township residents responded to their operation donation request this year and the fundraising dollars has decreased over the years in addition to the Fireman's Relief fund given by the State. Mr. Kiefer stated that any additional funding from the Township that could be given for the specific use of purchasing new apparatus would be greatly appreciated. Pioneer and Lincoln Fire Company are the two (2) main fire companies that currently service Ephrata Township. The Board of Supervisors thanked Jim Kiefer for his presentation and stated that they would consider this request during the preliminary budget discussion.

STAFF REPORTS

Manager Steve Sawyer

- **2019 Preliminary Budget.** The Board of Supervisors held a budget work session on October 16, 2018. The Board directed staff to finalize the proposed 2019 budget as discussed during the work session for preliminary approval at the November 20, 2018 meeting.

A motion was made by Ty Zerbe to approve the 2019 Ephrata Township Preliminary Proposed Budget as presented. The motion was seconded by Tony Haws and carried unanimously.

Manager Sawyer notified the Board of Supervisors that the 2019 proposed budget will be advertised and available for review by the public during regular business hours. The 2019 budget is scheduled to be adopted by the Board at their meeting on December 18, 2018 at 7:00 a.m.

There was further discussion regarding the presentation made by Jim Summers on behalf of the Ephrata Rec Center and also Jim Kiefer on behalf of the Ephrata Pioneer Fire Company. Manager Sawyer stated that the preliminary budget can be changed up to 10% of the overall amount advertised to the public when the final approval is made in December. The Board of Supervisors directed staff to include an additional \$2,500.00 in the budget for the Ephrata Rec Center and they will consider additional funding for Pioneer Fire Company prior to adopting the final 2019 budget.

- **Sheetz Inc. Liquor License Hearing.** Manager Sawyer stated that the Township advertised a Public Hearing in the Ephrata Review for December 4, 2018 at 7:00 p.m. as required. The Attorney representing the Sheetz contacted the Township stating that he had a conflict with the date and time of the hearing. Manager Sawyer notified him that this was the only evening Supervisors' meeting within the 45 day time period required by the Liquor Board. The Attorney for Sheetz was going to see if he could find another attorney in his firm to attend the meeting on December 4th. If no other attorney is available, he will send a letter to the

Township requesting that the hearing be rescheduled and granting Ephrata Township an extension of time to hold the hearing. Manager Sawyer stated that the Township would need to advertise the rescheduled date for the Hearing and that Sheetz would be invoiced for the additional cost.

- **Autumn Hills – Amendment to Parkland Fee Agreement.** Manager Sawyer notified the Board of Supervisors that a Parkland Agreement with Gerry Horst of GRH Development was approved in 2009 for the Autumn Hills Development. Since that Agreement, the Township and GRH Development Inc. have agreed that 16 acres along the creek will be dedicated to the Township for our MS4 Pollution Reduction Plan. The improvements for the Rail Trail and parking lot location have changed and will now be incorporated into the Township's Pollution Reduction Plan. Therefore, an amendment to the original agreement is needed. The Board of Supervisors authorized the Township Solicitor to prepare the proposed amendment and Manager Sawyer presented the agreement with the new calculations of fees to be approved by the Township. The overall fee for all four Phases of Autumn Hills is now calculated at \$324,768.00. Payment has been received by the Township for Phase 1 and Phase 2 in the amount of \$165,375.22. The remaining balance due Ephrata Township is \$159,393.00. Manager Sawyer also stated that Gerry Horst has agreed to pay the Township an additional \$10,000.00 if the amended soils in the development can be eliminated with the addition of a riparian buffer in the Township's PRP project.

A motion was made by Tony Haws to approve the Amendment for the Parkland Agreement as presented. The motion was seconded by Ty Zerbe and carried unanimously.

- **Ephrata Crossing East – Time Extension to act on the Plan.** Manager Sawyer notified the Board of Supervisors that a letter dated November 12, 2018 from RGS Associates on behalf of Ephrata Crossing East was received granting the Township an additional 23 days to act on the Preliminary/Final Land Development Plan.

A motion was made by Ty Zerbe to accept the time extension granted by Ephrata Crossing East to act on the Preliminary Plan. The motion was seconded by Tony Haws and carried unanimously.

- **John Groff Letter – Valley View and North State Street.** Manager Sawyer presented an email he received dated November 5, 2018 from John Groff of 154 Valley View Drive. John has a concern regarding the intersection of North State Street and Valley View Drive. He stated that when the corn is up you can not see cars coming from Reamstown traveling south on North State Street. It was discussed that Valley View Drive is a PennDOT road and they would need to approve any changes made to the intersection. The Board of Supervisors directed staff to contact the Ephrata Borough Police Department to provide the Township with an accident history report and submit the report along with the written concern to PennDOT. Manager Sawyer was also directed to contact Mr. Groff to

let him know that the Township will be requesting an Accident History from the Ephrata Police Department and sending a letter to PennDOT.

Road Superintendent – Randy Groome

- Randy Groome gave the Board of Supervisors a summary of the work that the road crew completed and the work planned for the remainder of the year. The Board of Supervisors asked how the equipment held up with the first snow storm of the season and also discussed the graffiti issue that has occurred twice now at the Ephrata Township Park.

Engineer Jim Caldwell reported that there are several plans in the review process.

- Creek Corner – Final Land Development Plan
- Ephrata Crossing East – Final Land Development Plan
- Ephrata Crossing Preliminary Plan
- Ephrata Crossing Hotel
- Lakeside Villa Site Inspections
- Concept Construction – SWM Plan
- David Patchett - Lot Add On Plan
- Lawrence Leid - Storm Water Management Plan

APPROVAL OF BILLS

A motion was made by Ty Zerbe to accept the list of checks written and to pay any bills pending. The motion was seconded by Tony Haws and carried unanimously.

CORRESPONDENCE

Tony Haws reported that there was no additional correspondence to report at this time.

A motion was made by Tony Haws to adjourn the meeting at 8:54 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe